

Where recorded mail to: 0

City Clerk's Office
City of Riverside
City Hall, 3000 Main Street
Riverside, California 92522

176763

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD
3:27 Min. Paid - 27 Clock P. M.
At Request of
City of Riverside
Book 198, Page

176763
SEP 18 1981

Recorded in Official Records
of Riverside County, California

Recorder
FELS

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-141-634
4171 & 4197 Tyler Street

GRANT DEED

TYLER STREET PLAZA PROFESSIONAL BUILDING, a California general partnership,
who acquired a title as TYLER STREET PLAZA PROFESSIONAL BUILDING, a
general partnership. Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do es hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation,
the real property in the City of Riverside, County of Riverside, State of
California, described as follows:

All those portions of Lots 1 and 2 in Block 45 of La Granada Tract, as shown by map on file in Book 12 of Maps, at pages 42 through 51 thereof, records of Riverside County, California, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 2, said point also being in the northeasterly line of Tyler Street, 80.00 feet in width;

THENCE North 34° 20' 30" West along the northeasterly line of Tyler Street and along the southwesterly line of said Lots 2 and 1, a distance of 200.00 feet to the most westerly corner of said Lot 1, said point also being in the southeasterly line of Selkirk Avenue, 50.00 feet in width;

THENCE North 54° 58' 30" East along the southeasterly line of Selkirk Avenue and along the northwesterly line of said Lot 1, a distance of 200.00 feet to the most northerly corner of said Lot 1;

THENCE South 34° 20' 30" East along the northeasterly line of said Lot 1, a distance of 8.00 feet to a point therein;

THENCE South 54° 58' 30" West, a distance of 162.23 feet;

THENCE South 14° 21' 19" West, a distance of 30.30 feet;

THENCE South 34° 20' 30" East, a distance of 172.28 feet to a point in the southeasterly line of said Lot 1;

THENCE South 54° 58' 30" West along said southeasterly line, a distance of 15.00 feet to the point of beginning.

DESCRIPTION APPROVAL
George P. Hill
Surveyor
9/25/81

176763

176763

TYLER STREET PLAZA PROFESSIONAL
BUILDING, a general partnership,

Dated 8-31-81

BY: TYLER STREET PLAZA, LTD.,
A California limited partnership,
General Partner

BY: Craig Etchegoyen
CRAIG ETCHEGOYEN, General Partner

By: Conrad Batzger
General Partner
of the limited
partnership

APPROVED AS TO FORM

Ronald M. Kristman
DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 9-18-81

Conrad Batzger
Property Services Manager

176763

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TYLER STREET PLAZA PROFESSIONAL
BUILDING, a general partnership,

Dated 8-31-81

BY: TYLER STREET PLAZA, LTD.,
A California limited partnership,
General Partner

BY: Craig Etchegoyen
CRAIG ETCHEGOYEN, General Partner

By: Conrad Batzger
General Partner
of the limited
partnership

APPROVED AS TO FORM

Ronald M. Christian
DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

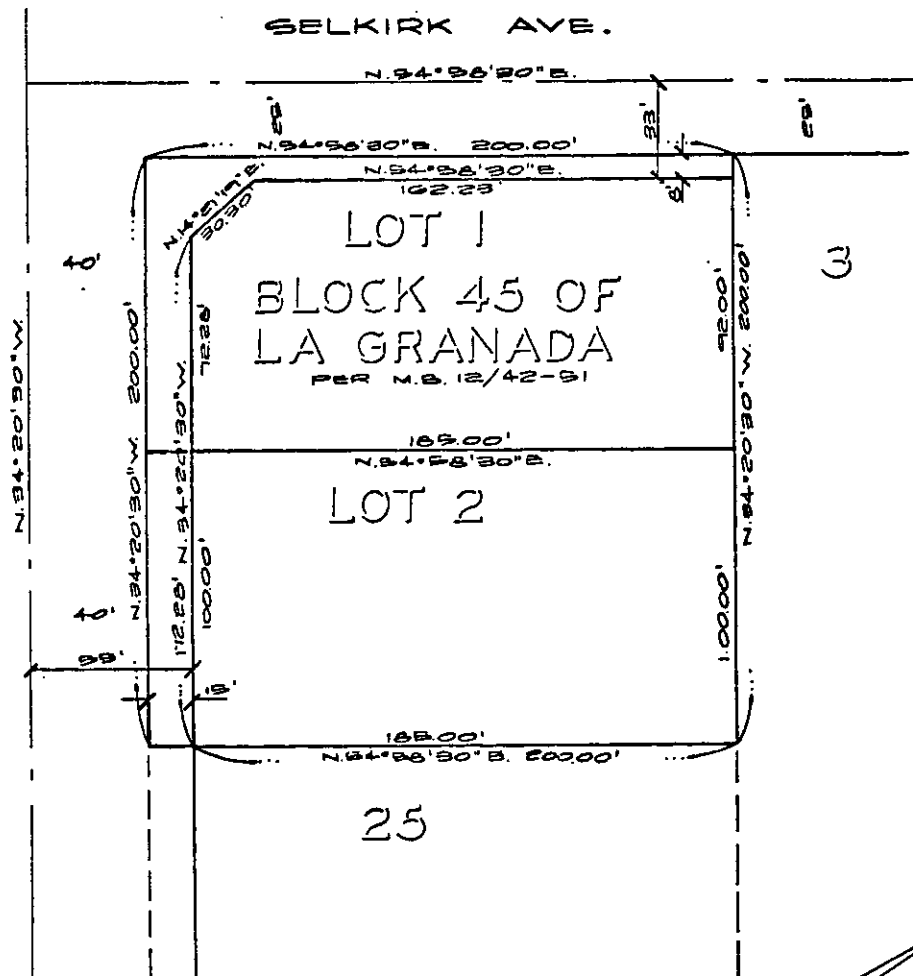
Dated 9-18-81

Conrad Batzger
Property Services Manager

176763

TYLER ST.

SELKIRK AVE.



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

80-87

SCALE: 1" = 30'

DRAWN BY E. DATE 7/27/91

SUBJECT Z.C. R-141-684

10176